EXCEPT PORTION LYING WITHIN MILLERS VILLAGE 2 AND 3, BINDING SITE - PLAN RECORDED MAY 20, 1987 UNDER RECORDING NUMBER 8705205001.

PARGEL

THAT PORTION OF LOT 3 OF THE PLAT OF MILLER'S VILLAGE AS RECORDED IN VOLUME_46 OF_PLATS, PAGES 162 THROUGH 164, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: --

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; -THENCE ALONG THE WEST LINE OF SAID LOT THE FOLLOWING COURSES-AND DISTANCES;

THENCE NORTH 01"15'54" EAST 100.00 FEET; THENCE NORTH 32°57'43" EAST-438.83 FEET; THENCE NORTH 09°29'02" EAST 132.89 FEET TO THE NORTH LINE OF SAID

THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING COURSES-AND DISTANCES;

THENCE SOUTH 80'39'58" EAST 112.32 FEET; -THENCE SOUTH 10°21'41" WEST 84.13 FEET;

THENCE SOUTH 8077'00" EAST 96.33 FEET TO A PQINT OF TANGENCY WITH A 337.50 FOOT RADIUS CIRCULAR CURVE TO THE LEFT;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06'35'00", AN ARC DISTANCE OF 38.78 FEET TO THE TRUE POINT OF

THENCE CONTINUING ALONG SAID CURVE, FROM WHICH THE CENTER BEARS NORTH 03°08'00" EAST, THROUGH A CENTRAL ANGLE OF 03?33'00", AN --ARC DISTANCE OF 20.91 FEET;

THENCE NORTH 89°35'00" EAST 76.99 FEET TO A POINT OF TANGENCY WITH A 587.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06'20'00", AN ARC DISTANCE OF 64.94 FEET;

THENCE SOUTH 84°25'00" EAST 125.29 FEET; THENCE SOUTH 01'02'06" EAST, LEAVING SAID NORTH LINE, 322.76 FEET; THENCE NORTH 88'44'06" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 288.80 FEET TO A POINT OF TANGENCY WITH A 64.00 FOOT RADIUS

CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF

29°51'27" AN ARC DISTANCE OF 33.35 FEET; THENCE NORTH 58°52'39" WEST 58.05 FEET; THENCE NORTH 22'00'00" EAST 187.96 FEET;

THENCE NORTH 03"08'00" EAST 119.00 FEET TO THE TRUE OF BEGINNING;

(ALSO KNOWN AS LOT 3 OF BINDING SITE PLAN RECORDED MAY 20, 1987 UNDER RECORDING NUMBER 8705205001.)

STATE OF WASHINGTON

COUNTY OF King

CORPORATION.

THIS IS TO CERTIFY THAT ON THIS 22 Nd DAY OF 10 NATION, 19 92 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY William E. BUCHAN

PRESIDENT

. RESPECTIVELY, OF

TO ME KNOWN TO BE THE

WILLIAM E. BUCHAN, INC. CORPORATION THAT EXECUTED WASHINGTON THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED. AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND

AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID

YEAR FIRST ABOVE WRITTEN.

A PORTION OF SEC. 5 & 6, TWP. 27N., RGE.5E., W.M. SNOHOMISH COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

ALL TRACTS SHOWN ARE HEREBY DEDICATED TO THE AMBERLEIGH HOMEOWNERS ASSOCIATION FOR THE FOLLOWING PURPOSES; TRACTS A. B. D AND G FOR CUTTING PRESERVES, DRAINAGE FACILITIES AND PUBLIC WALKWAY: TRACT TE FOR DRAINAGE, LANDSCAPE AND PUBLIC WALKWAY; TRACT C FOR LANDSCAPE, - "UTILITIES AND PUBLIC WALKWAY; TRACT E FOR LANDSCAPING; TRACT J FOR PRIVATE NEIGHBORHOOD PARK; TRACTS H AND I FOR LANDSCAPING, ENTRY SIGNAGE, DRAINAGE, UTILITIES AND PUBLIC WALKWAY.

- - - -

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE -AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1965 IAXES.

YIRKE SIEVERS

REASURER, SNOHOMISH COUNTY

ANY FER OF CECHAN

INR THE NEXT YEAR.

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALI SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS _____ 1995.

OR FOR OTHER PUBLIC PURPOSES ARE PAID IN FULL THIS AND OF A FOR THE PROPERTY OF A PAID IN FULL THIS A PAID IN F

STATE OF WASHINGTON

COUNTY OF KING

MARKEDIE

SEATTLE-FIRST NATIONAL BANK CORPORATION THAT EXE
THE WITHIN AND FOREGOING DEDICATION, AND ACKNOWLEDGED THE SAID CORPORATION THAT EXECUTED DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED ON THE DAY AND

MY APPOINTMENT EXPIRES

OWNER'S COVENANT

THE OWNER RELEASES, INDEMNIFIES AND HOLDS THE CITY OF MILL CREEK HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES OR INJUNCTIVE RELIEF OF WHATEVER NATURE FROM CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS THROUGHOUT THE TERM OF THE OWNER'S MAINTENANCE OBLIGATION AS DESCRIBED IN CHAPTER 16.16 OF THE MILL CREEK MUNICIPAL CODE.

APPROVALS:

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CONDITIONS SET FORTH BY THE MILL CREEK CITY COUNCIL, AND IS DULY APPROVED THIS DAY OF 3/25, 19 95.

ATTEST CITY CLERK

EXAMINED AND APPROVED THIS 28 TH DAY OF MARCH 1995

EXAMINED AND APPROVED THIS 281 DAY OF MARCH, 1995.

DIRECTOR OF COMMUNITY DEVELOPMENT

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF AMBERLEIGH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 5 & 6, TOWNSHIP 27 NORTH, RANGE 5 EAST. W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING

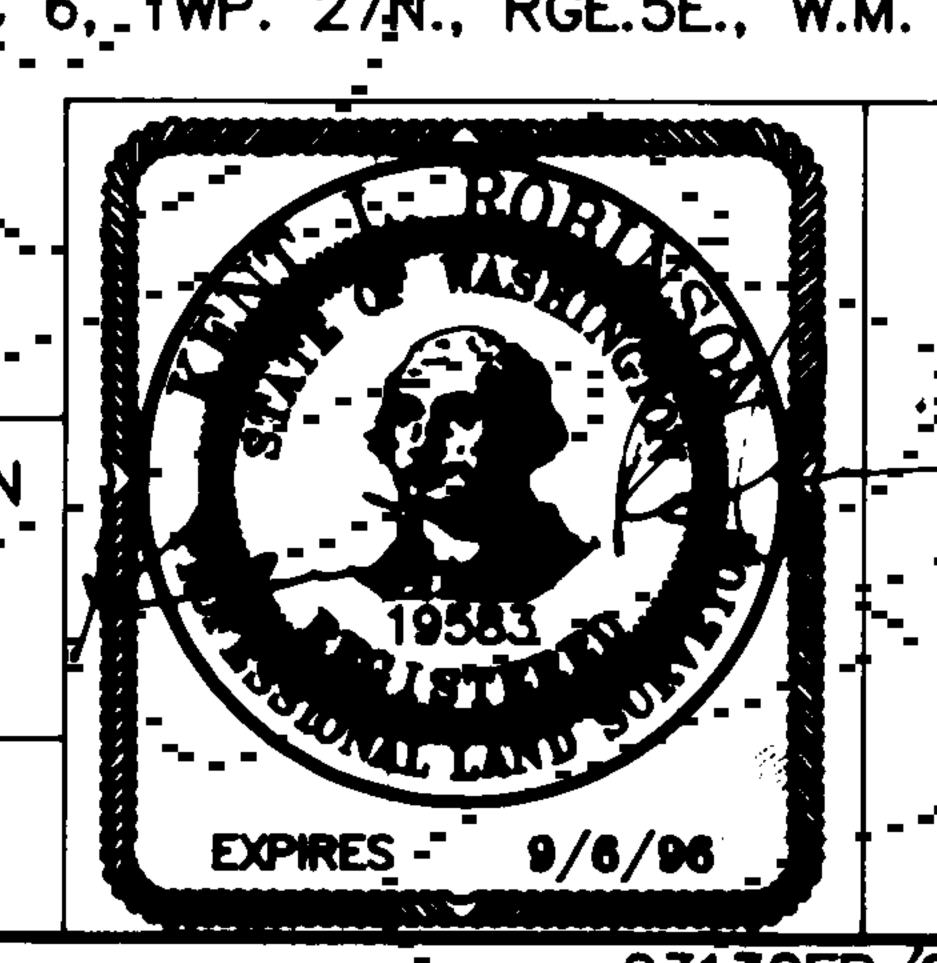
J KENT L. TROBINSON, PLS 19583

SW 1/4, SW 1/4 SEC. 5 & SE-1/4, SE-1/4 SEC 6, TWP. 27N., RGE.5E., W.M.

~ - - - - - - -JOB NO. 93132

OSTERGAARD-ROBINSON 3630 COLBY AVE. EVERETT, WA. 98201 (206) 259 - 6445

SHEET 1 OF 13



93132FP/SHEET1

ANBERLEIGH

A PORTION OF SEC. 5 & 6, TWP. 27N., RGE.5E., W.M. CITY OF MILL CREEK SNOHOMISH COUNTY, WASHINGTON

EASEMENT PROVISIONS_=

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MILL CREEK, PUBLIC UTILITY DISTRICT NO 1 OF SNOHOMISH COUNTY, WASHINGTON NATURAL GAS COMPANY, ALDERWOOD WATER DISTRICT, THE FRANCHISED TELEVISION CABLE COMPANY, GENERAL - TELEPHONE AND ELECTRONICS NORTHWEST AND THE AMBERLEIGH HOMEOWNERS ASSOCIATION, THEIR RESPECTIVE SUCCESSORS AND OR ASSIGNS, UNDER AND UPON-THE EXTERIOR TEN (10) FEET OF ALL LOTS ADJOINING PUBLIC RIGHTS-OF-WAY, AND PARALLEL WITH AND ADJOINING SAID PUBLIC RIGHTS-OF-WAYS AS DEDICATED HEREON IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, PUBLIC AND PRIVATE STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSAR FOR THIS RESIDENTIAL SUBDIVISION. FURTHERMORE, THE TEN (10.)- FOOT STRIP MAY BE UTILIZED BY THE CITY FOR NECESSARY ROADWAY AND PUBLIC -WALKWAY PURPOSES. THE GRANTEE(S) SHALL, IF GRANTORS PROPERTY- IS DISTURBED BY THE GRANTEES USE OF SAID EASEMENTS, PROMPTLY-RESTORE GRANTORS PROPERTY, INCLUDING BUT NOT LIMITED TO; LANDSCAPING, SIGNS, CURBING, PAVING, UNDERGROUND DRAINAGE SYSTEMS AND OTHER UTILITIES SERVING GRANTORS PROPERTY, AS NEARLY AS POSSIBLE TO THE CONDITION IN WHICH IT EXISTED, AT THE COMMENCEMENT OF SAID MAINTENANCE, REMOVAL, REPAIR OR REPLACEMENT.

ALSO, EACH LOT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WDTH PARALLEL WITH AND ADJOINING ALL FRONT, SIDE AND REAR LOT LINES WHICH ADJOIN ANOTHER LOT OR TRACT, WHEREVER SAID LOT LINE IS NOT OCCUPIED BY A STRUCTURE, AND 5.0 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES NOT ADJOINING ANOTHER LOT OR TRACT, WHEREVER SAID LOT LINE IS NOT OCCUPIED BY A STRUCTURE, IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWER, PUBLIC AND PRIVATE STORM DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR THIS RESIDENTIAL SUBDIVISION.

PROVIDED HOWEVER, THE GRANTING OF EASEMENTS ALONG SAID REAR AND SIDE LOT LINES IS SUBJECT TO THE CONDITION THAT IN THE EVENT TRANSFEREES OF WILLIAM E. BUCHAN, OR WILLIAM E. BUCHAN, INC., OWNERS OF MORE THAN ONE LOT IN THIS PLAT ON A CONTIGUOUS BASIS, OWN OR HOLD SAID LOTS FOR THE PURPOSE OF CONSTRUCTING BUILDINGS THEREON, WHICH BUILDINGS WOULD CROSS PLATTED LOT LINES, SUCH CONSTRUCTION SHALL BE PERMITTED IRRESPECTIVE OF THE PLAT EASEMENT CONTAINED IN THIS PARAGRAPH, PROVIDED SUCH EASEMENT AREAS HAVE NOT BEEN UTILIZED FOR THEIR EASEMENT PURPOSES TO RECEIVE LINES OR UTILITIES AT THE TIME SUCH CONSTRUCTION IS SOUGHT BY SUCH OWNER AND APPLICATION MADE FOR A LOT LINE ADJUSTMENT AND/OR BUILDING PERMIT. THE ISSUANCE OF A LOT LINE ADJUSTMENT AND/OR BUILDING PERMIT FOR SUCH CONSTRUCTION WILL CONSTITUTE AN EXTINGUISHMENT AS TO THAT PORTION OF ANY EASEMENT OCCUPIED BY THE STRUCTURE.

PROVIDED FURTHER, NO UTILITIES OR LINES SHALL BE INSTALLED BY THE BENEFICIARIES OF THE EASEMENT IN THE SIDE LOT AREAS WITHOUT FIRST NOTIFYING THE OWNERS OF LOTS IN THE PLAT HOLDING CONTIGUOUS LOTS. FURTHER, NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY FRONT, SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO THE ABOVE EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF AS EVIDENCED BY WRITTEN NOTICE TO THE CITY OF MILL CREEK, AND UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT AS GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW FRONT, SIDE OR REAR LOT LINES SO CREATED.

IN ADDITION TO THOSE EASEMENT RIGHTS SPECIFICALLY GRANTED TO ALDERWOOD WATER DISTRICT, THE SANITARY SEWER AND WATER LINE EASEMENTS ON ALL LOTS, AS SHOWN ON THE FINAL PLAT, ARE ALSO HEREBY GRANTED TO ALDERWOOD WATER DISTRICT. IN ADDITION, THE EASEMENTS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC. AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES.

SIDE SEWER EASEMENTS ARE HEREBY RESERVED FOR THE USE AND BENEFIT OF LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 20, 36, 37, 50, 51, 52 AND 53 AS SHOWN ON SHEETS 9 THRU 13. IT IS AGREED THAT THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE SEWER USED IN COMMON SHALL BE BORNE IN EQUAL SHARES BY THE OWNERS OF THE RESPECTIVE BENEFITED PARCELS, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SEWER ABOVE THEIR CONNECTION, AND WHEN NECESSARY TO REPAIR, CLEAR OR RECONSTRUCT THE SEWER, THE PARTIES TO THIS AGREEMENT SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

PRIVATE DRIVEWAY, INGRESS AND EGRESS EASEMENTS ARE HEREBY RESERVED OVER AND UPON THE LOTS, WHEREVER SHOWN ON THE FINAL PLAT, FOR THE EXCLUSIVE USE OF THE BENEFITED LOTS. NO APPLICATION FOR A LOT LINE ADJUSTMENT WILL BE APPROVED AFFECTING ANY FRONT, SIDE OR REAR LOT LINE OF THIS PLAT WHICH IS SUBJECT TO DRIVEWAY, INGRESS AND EGRESS EASEMENTS UNTIL PROVISIONS, INCLUDING BUT NOT LIMITED TO, THE RELOCATION OF ANY UTILITIES WITHIN SAID EASEMENTS, HAVE BEEN MADE TO THE SATISFACTION OF THE BENEFICIARIES THEREOF, AS EVIDENCED BY SWRITTEN NOTICE TO THE CITY OF MILL CREEK, AND, UPON APPROVAL BY THE CITY OF MILL CREEK OF SUCH APPLICATION, ANY SUCH EASEMENT GRANTED BY THIS PLAT WILL AUTOMATICALLY BE EXTINGUISHED AND BE REPLACED BY AN EASEMENT OF EQUAL STATUS IN EVERY RESPECT AS THOSE GRANTED BY THIS PLAT ALONG ANY NEW FRONT, SIDE OR REAR LOT LINES SO CREATED OR ADJUSTED.

AN-EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC UTILITY DISTRICT-NO 1 OF SMOHOMISH COUNTY, WASHINGTON NATURAL GAS - COMPANY, THE FRANCHISED-TELEVISION CABLE COMPANY GENERAL TELEPHONE AND ELECTRONICS NORTHWEST THEIR -TRESPECTIVE SUGCESSORS AND/OR ASSIGNS, UNDER, OVER AND UPON THE PRIVATE DRIVEWAY, INGRESS AND EGRESS EASEMENTS SERVING THE INDIVIDUAL LOTS, WHEREVER SAID PRIVATE DRIVEWAY, INGRESS AND -EGRESS EASEMENTS ARE SHOWN ON THE FINAL PLAT, IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS. "CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR-THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY-MITH ELECTRIC, TELEPHONE, CABLE TELEVISION, NATURAL GAS, WATER, SEWERT-PRIVATE STORM-DRAINAGE AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR THIS RESIDENTIAL SUBDIVISION. THE -GRANTEE(S) SHALL, IF-GRANTORS PROPERTY IS DISTURBED BY THE GRANTEES USE OF SAID EASEMENTS, PROMPTLY RESTORE-GRANTORS PROPERTY, INCLUDING BUT NOT LIMITED TO; LANDSCAPING, SIGNS, CURBING, PAVING, UNDERGROUND DRAINAGE SYSTEMS AND OTHER UTILITIES SERVING GRANTORS PROPERTY, AS NEARLY AS POSSIBLE TO THE CONDITION IN WHICH IT _ -- "--EXISTED, AT THE COMMENCEMENT OF SAID MAINTENANCE, REMOVAL, REPAIR OR REPLACEMENT -

THE AMBERLEIGH HOMEOWNERS ASSOCIATION-SHALL BE RESPONSIBLE FOR-MAINTAINING ALL DRAINAGE FACILITIES LOCATED ON ANY DRAINAGE
EASEMENTS AND THE STORM WATER CONTROL VAULT LOCATED IN TRACT-A. SHOULD THE CITY OF MILL CREEK, AT ANY TIME IN THE FUTURE, FULLY ASSUME MAINTENANCE RESPONSIBILITIES FOR THE STORM DRAINAGE
FACILITIES IN SAID EASEMENTS AND TRACTS, THE AMBERLEIGH HOMEOWNERS ASSOCIATION STORM DRAINAGE MAINTENANCE RESPONSIBILITY SHALL
TERMINATE. THE CITY SHALL RESERVE THE RIGHT BUT NOT THE OBLIGATION-TO PERFORM ANY NEEDED SERVICE AND MAINTENANCE ON THESE DRAINAGE
FACILITIES NECESSARY TO INSURE THAT THE DRAINAGE FACILITY SOPERATING PROPERLY. ANY COST INCURRED BY THE CITY FOR MAINTENANCE SERVICES SHALL BE THE RESPONSIBILITY OF THE AMBERLEIGH HOMEOWNERS ASSOCIATION.

PEDESTRIAN ACCESS WALKWAY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC - - " OVER ALL CONCRETE WALKWAYS LOCATED WITHIN THE EXTERIOR 10 FEET OF TRACT -J AND ALL LOTS ADJOINING PUBLIC RIGHTS-OF-WAY, AND PARALLEL WITH AND ADJOINING SAID PUBLIC RIGHTS-OF-WAYS. PEDESTRIAN ACCESS WALKWAY -EASEMENTS ARE ALSO HEREBY GRANTED TO THE PUBLIC OVER ALL CONCRETE= WALKWAYS LOCATED MITHIN TRACTS; A, C, F, G, H AND AS OTHERWISE SHOWS ON THE FINAL PLAT. IT SHALL BE THE RESPONSIBILITY OF THE CITY OF MILL -CREEK TO KEEP ALL PUBLIC PATHS, WALKWAYS AND TRAILS CLEAN AND FREE OF DEBRIS AND ANY ORGANICS. AND TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD. IT SHALL BE THE RESPONSIBILITY OF AMBERLEIGH HOMEOWNERS ASSOCIATION TO KEEP ALL PRIVATE PATHS. WALKWAYS AND TRAILS LOCATED WITHIN TRACT J CLEAN AND FREE OF DEBRIS AND ANY ORGANICS, AND TO REPAIR ANY STRUCTURAL DEFECTS WHICH PRESENT A SAFETY HAZARD. INDEMNIFICATION: THE CITY OF MILL CREEK SHALL DEFEND, INDEMNIFY AND HOLD WILLIAM E. BUCHAN INC., AND THE AMBERLEIGH HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, OR CONTRACTORS HARMLESS FROM ANY AND ALL CLAIMS. LIENS. COSTS OR LIABILITIES. INCLUDING ATTORNEY'S FEES. FOR DAMAGE TO PROPERTY OR INJURY OF PERSONS. AND TO ANY WORK DONE OR TO BE DONE RESULTING FROM THE USE OF THE ABOVE DESCRIBED PUBLIC PEDESTRIAN EASEMENTS, EXCEPT FOR THAT WHICH IS ATTRIBUTABLE TO THE NEGLIGENCE OR WILLFUL MISCONDUCT OF WILLIAM E. BUCHAN INC., AND THE AMBERLEIGH HOMEOWNERS ASSOCIATION, THEIR HEIRS, SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, OR CONTRACTORS.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE AMBERLEIGH HOMEOWNERS ASSOCIATION OVER ALL EXTERIOR PRIVATELY OWNED PROPERTY FOR THE PURPOSES OF LANDSCAPE, LIGHTING, DRIVEWAY AND BUILDING MAINTENANCE IN ACCORDANCE WITH THE APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE AMBERLEIGH HOMEOWNERS ASSOCIATION, NOW RECORDED AND AS THEY MAY BE AMENDED IN THE FUTURE.

for amberleigh homeowners association documents see a.f. no. 9503300291

RESTRICTIONS

- 1. THIS PLAT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH IN MILL CREEK CITY COUNCIL RESOLUTION NO. 94-33, AS ADOPTED ON THE 22ND OF MARCH, 1994.
- 2. THE MAXIMUM ALLOWABLE HEIGHT OF INDIVIDUAL DWELLING UNITS ON LOTS 31-46, 61-71 AND 79-84 SHALL BE 32 FEET.
- 3. THE FRONT YARD SETBACK OF LOTS NOT ABUTTING A PUBLIC STREET SHALL BE NO LESS THAN FIVE (5)FEET.
- 4. LOT COVERAGE SHALL NOT EXCEED 65 PERCENT WITH THE EXCEPTION OF LOTS 6, 7, 9, 10,11, 14, 15 AND 18.
- 5. TREES DESIGNATED FOR PRESERVATION THAT ARE DAMAGED OR REMOVED SHALL BE REPLACED AT A RATIO OF 3:1. THE REPLACEMENT TREES SHALL BE A CONIFEROUS SPECIES AND HAVE A MINIMUM HEIGHT AT PLANTING OF TWELVE FEET. IN ADDITIO, A PENALTY OF \$1,000 PER TREE MAY BE ASSESSED FOR ANY TREES THAT ARE REMOVED OR DESTROYED BY THE APPLICANT OR HIS AGENT WITHOUT THE EXPRESS APPROVAL OF THE CITY. THE CITY MAY, AT ITS DISCRETION, ISSUE A STOP WORK ORDER FOR THE CONSTRUCTION ON THE SUBJECT LOTS UNTIL THE PENALTY IS PAID.
- 6. ALL FIREPLACES SHALL BE NATURAL GAS APPLIANCES OR PELLET STOVES, OR CERTIFIED WOOD STOVES SHALL BE USED IN PLACE OF FIREPLACE INSERTS.
- 7. THE OWNERS OF ALL LOTS ADJACENT TO A CUTTING PRESERVE AS SHOWN ON THIS PLAT AS WELL ON THE APPROVED TREE PRESERVATION PLANS ON FILE WITH THE CITY OF MILL CREEK, ARE PROHIBITED FROM CUTTING OR CLEARING TREES IN SAID BUFFER AREAS EXCEPT AS THE SAME MAY BE DEEMED A DANGER AND/OR AS THE SAME MAY BECOME DISEASED, OR AS CUTTING OR CLEARING MAY BE REQUIRED FOR THE INSTALLATION OR MAINTENANCE OF UTILITIES UPON APPROVAL BY THE CITY OF MILL CREEK.
- 8. NO LOT OR PORTION OF ANY LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL CONTAIN LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED. NO FURTHER SUBDIVISION OF ANY LOT SHALL BE ALLOWED WITHOUT SUBMITTING FOR FORMAL PLAT PROCEDURE.
- 9. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE, CABLE TV, OR FIRE OR POLICE SIGNALS OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.

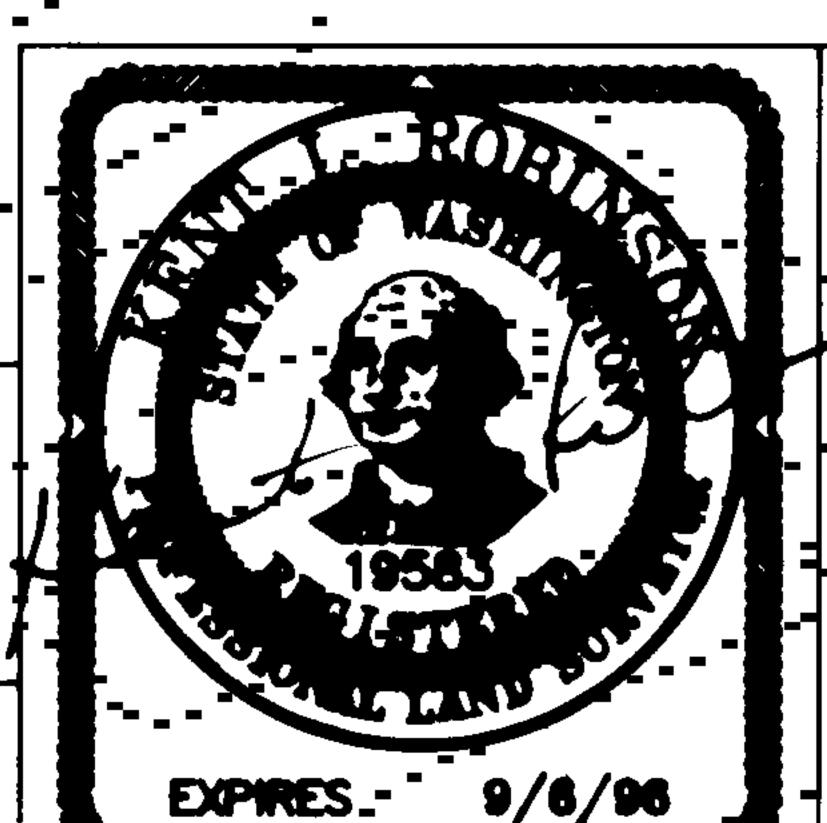
AMBERLEIGH

A PORTION OF SEC. 5 & 6, TWP. 27N., RGE.5E., W.M.
CITY OF MILL CREEK SNOHOMISH COUNTY, WASHINGTON


JOB NO. 93132


OSTERGAARD-ROBINSON 3630 COLBY AVE. -- --EVERETT, WA. 98201 (206) 259-6445


SHEET 2 OF 13




A.F. NO. 9503305004 SHEET










SHEET 5 OF 13

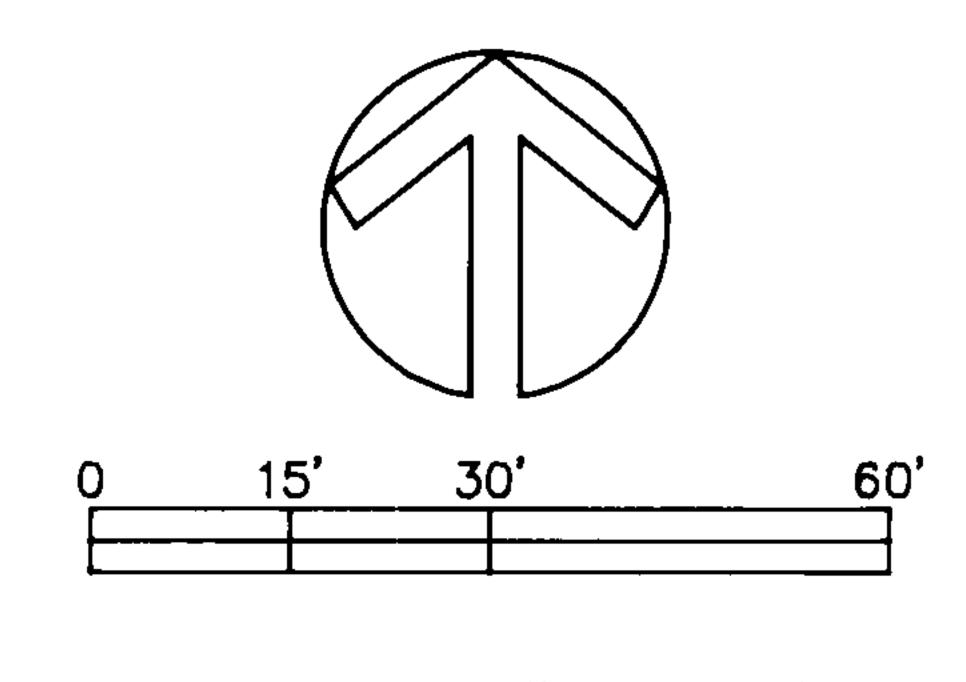








3/22/95



SCALE: 1" = 30'

LINE	DIRECTION	DISTANCE
L1	N06°21'05"E	19.85
L2	N84*01'00"W	13.25
L3	N30*59'59"E	16.00'
<u>L</u> 4	N05*59'00"E	6.80
L5	N71*17'27"E	17.75'
L6	N74'34'51"W	16.60'
<u>L</u> 7	N23'34'58"E	10.77'
L8	N18'33'38"E	4.05'
L9	N18'33'38"E	8.32'
L10	N84°01'00"W	18.48'
L11	N84°01'00"W	8.68
L12	N35'42'47"E	7.70'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	61 00'	18.20	9.17	17'05'52"

10' UTILITY & WALKWAY ---

SEE SHEET 11

THE EASEMENTS HEREBY GRANTED TO ALDERWOOD WATER DISTRICT SHALL REMAIN FREE FROM ALL STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC.
AND ACCESS SHALL REMAIN UNOBSTRUCTED BY FENCES.

LEGEND

SEE SHEET 13

-- ---/-

PDIEU = PRIVATE DRIVE INGRESS, EGRESS AND

UTILITY EASEMENT

PDIEUS = PRIVATE DRIVE INGRESS, EGRESS AND UTILITY

EASEMENT AND PRIVATE SIDE SEWER

AWDSS = ALDERWOOD SANITARY SEWER ESMT AWDW = ALDERWOOD WATER ESMT

PED WALK = PEDESTRIAN ACCESS WALKWAY EASEMENT

PVSD = PRIVATE STORM DRAINAGE ESMT

-_PVSS = PRIVATE SIDE SEWER ESMT

AMBERLEIGH

JOB NO. 93132

SHEET 10 OF 13

